

# **SUBSTITUTED TRUSTEE'S**

## **SALE OF VALUABLE IMPROVED FEE SIMPLE REAL ESTATE**

Under and by virtue of the Power of Sale contained in the Deed of Trust from Paul R. Ostroy unto First Federal Savings and Loan Association of Hagerstown (now First Federal of Maryland), dated the 30th day of March, 1982, and recorded in Liber 1168, folio 364, among the Land Records for Frederick County, Maryland, and default having occurred under the terms thereof, the undersigned Substituted Trustee will offer for sale at public auction on

**MONDAY, SEPTEMBER 29, 1986  
10:00 A.M.**

**AT THE  
FREDERICK COUNTY COURTHOUSE  
UNDER THE CLOCK TOWER**

All the following real estate described in said Deed of Trust aforesaid, situate, lying and being in Braddock Election District, Frederick County, Maryland, and more particularly described as follows:

BEING the southern one-half of Lot 58 and all of Lot 59 as laid out and designated on plat of land of the Braddock Building and Development Company of Frederick County, Maryland, recorded in Plat Book S.T.H. Folio 3, one of the Land Records of Frederick County, Maryland, and further described in Liber 1046, folio 732, in the Land Records of Frederick County, containing 0.66 acres, more or less.

BEING all and the same real estate which was conveyed unto Paul R. Ostroy by First Federal Savings and Loan Association of Hagerstown by deed dated the 29th day of March, 1982, and recorded in Liber 1168, folio 362, among the Land Records for Frederick County, Maryland, and being known and designated as 6724 Jefferson Boulevard, Braddock Apartments, Braddock Heights, Frederick County, Maryland.

The subject property is improved with three (3) story old summer hotel which was converted a number of years ago into 13 apartment units (Five (5) two (2) bedroom units containing a total of five (5) rooms each; Six (6) one (1) bedroom units containing a total of four (4) rooms each; and two (2) one (1) bedroom units containing a total of five (5) rooms each) for a total of 9,424 square feet of gross building area, more or less. The subject property is wood frame, asbestos tile exterior walls, metal roof, stone and concrete block foundation, drywall and plaster interior walls, pine floors and electric baseboard heat.

**TERMS OF SALE:** The above mentioned real property is to be sold in an "as is" condition, subject to liens and restrictions of record, if any. A deposit of Sixteen Thousand and no/100 Dollars (\$16,000.00) in cash, certified check or other instrument acceptable to the Substituted Trustee, payable to Seymour B. Stern, Substituted Trustee, will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it may be forfeited at the option of the Substituted Trustee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Substituted Trustee and shall bear interest at the rate of eight and one-quarter percent (8 1/4) per annum on the unpaid balance of the purchase price from the date of sale to the date of settlement. Time is of the essence. All risk of loss following the date of sale shall be at the risk of the purchaser. In the event of default, the property shall be resold at the cost and risk of the purchaser and the Substituted Trustee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent and all other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges, if any, shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other costs and expenses of conveyancing are to be borne by the purchaser.

There are no representations or warranties expressed or implied with respect to the condition of the property, title, lot size or the accuracy of any matters referred to in this advertisement.

**SEYMOUR B. STERN  
SUBSTITUTED TRUSTEE**

Robert J. Kresslein, Esquire  
Seymour B. Stern, P.A.  
118 West Church Street  
P.O. Box 703  
Frederick, Maryland 21701  
(301) 663-5335  
Attorney for Substituted Trustee

SINCE 1920



15 North Court Street/Frederick, Maryland  
301/663-1555

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## **ACKNOWLEDGEMENT OF PURCHASE**

I/We do hereby acknowledge that  
I/we have purchased the real  
estate described in the advertise-  
ment attached hereto at and for

the sum of one hundred  
sixty thousand  
(\$ 160,000 ) the sum of Sixteen  
Thousand and no/100 Dollars  
(\$16,000.00) having been paid  
this

date, and the balance of one  
hundred sixty-four thousand  
(\$ 164,000 ) being due and  
payable at the time of final  
settlement, and I/we do further  
covenant

and agree that I/we will comply  
with the terms of sale as expressed  
in the advertisement attached

hereto.

WITNESS my/our hand(s) and  
seal(s) this 29th day of September,  
1986.

[Signature]  
PURCHASER(S)

FILED

TROUT AUCTIONEERS, INC.

OCT 3 1 44 PM '86

By: Martha T. Steward

AUCTIONEER